

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## Lily-Ann

Treskerby, Redruth, TR16 5AG

**Guide price £435,000**



# Lily-Ann

Treskerby, Redruth, TR16 5AG

**Guide price £435,000**



Tucked away from the road down a paviour driveway providing access to two properties, double gates will take you to further paviour parking at the front of Lily-Ann. The property was constructed by a well respected local firm some eleven years ago. There are plenty of features even down to illuminated back lighting to the lounge wall. The kitchen/diner is a focal family room providing plenty of space divided by a pensular unit. Beyond this room there is a generous utility and internal access to the garage. Three bedrooms are provided with the master having an en-suite. In addition there is a family bathroom being very well appointed and having glass bricks to the area below the ceiling in part. There is a good L shaped hallway with access to a mostly boarded roof space. The internal doors are Howdens oak and these add to the quality feel of the bungalow. There is a gas heating system that also provides a hot water cylinder giving necessary supply should perhaps more than one shower be used at the same time. Externally to the side of the garage is caravan parking and the owners tell us that upon construction the garage wall had a lintel added so it would be possible, subject to regulations and permission etc, to add a further room to the side. The vendor is able to show plans concerning this. To the rear there is a lovely lawned garden being very well enclosed having steps to a patio ingeniously designed with a water feature, raised flower borders and lighting. This area takes advantage of the afternoon and evening sun. Mostly laid to lawn, it also has borders to the side and rear. Treskerby is a popular place to live giving good access to transport facilities such as the A30. Mount Ambrose offers a post office/store, a public house, a substantial bicycle shop and a petrol station/garage.

To summarise, this really is a lovely home, soundly presented and having a wealth of features.

## **COVERED PORCH**

Double glazed door and screen leading to:

## **HALLWAY**

L shaped with laminate flooring and access to a boarded roof space. Two radiators.

## **LOUNGE**

**15'4" x 10'9" (4.69m x 3.28m)**

French doors to the rear garden. One wall has back lighting and fittings for a wall mounted television. This interesting feature can have colour changes if required. Laminate flooring.

## **KITCHEN/DINER**

**10'4" x 8'3" + 12'9" x 15'7" (3.16m x 2.54m + 3.90m x 4.75m)**

A lovely social room having half laminate flooring and half shiny tiled flooring. There is a substantial peninsular unit acting as a partial room divide and a good array of working surfaces incorporating splash backs and a five burner gas hob with an electric double oven below. Incorporated fridge and a dishwasher. The eye level cupboards feature downlighters with a cooker hood. There are two plate drawers and the peninsular unit is also used as a breakfast bar. The dining area has two radiators. This room certainly is a focal family area and has windows to both the front and rear.

## **LAUNDRY/UTILITY ROOM**

**11'5" x 6'3" (3.49m x 1.92m)**

Single drainer stainless steel sink unit, working surface, space for white goods and a radiator. Door to the rear and internal access to:

## **GARAGE**

Up and over door, a worktop and a wall mounted gas boiler.

## **MASTER BEDROOM**

**11'0" x 12'11" (3.37m x 3.94m)**

Radiator.

## **EN-SUITE**

**3'9" x 9'7" (1.16m x 2.93m)**

Tiled shower cubicle with a mains shower, an enclosed wash hand basin and a wc. Ladder radiator, tiled flooring and an extractor.

## **BEDROOM 2**

**12'10" x 9'4" (3.93m x 2.86m)**

Radiator.

### BEDROOM 3

9'6" x 11'3" (2.92m x 3.45m)

Radiator.

### FAMILY BATHROOM

9'4" 6'1" (2.86m 1.87m)

A P shaped bath with a partially tiled surround, a screen, a mixer and shower. Enclosed wash hand basin and concealed cistern wc with vanity unit, tiled splash backs and wall mounted units over. Glass bricks with coloured lighting and a ladder towel rail.

### OUTSIDE

A paviour driveway leads to wrought iron double gates and within the boundary there is plenty of parking and turning space to the front and to the side there is space for a motorhome/caravan. To the other side there is an enclosed area ideal for storage. The rear garden is really lovely being of generous proportions and mainly laid to lawn with raised borders to the quite high boundary fencing providing a good screen. To one corner there is a very thoughtfully designed raised patio with steps and plenty of lighting together with a backlit waterfall. There are raised borders and this area takes full advantage of the summer sun. It is quite private and in our opinion is an important feature of this home. There is plenty of further external lighting as shown in the photos online.

### DIRECTIONS

Proceed up Station Hill with the station on the right, through

Higher Fore Street and at the junction proceed straight on into East End. Continue straight on to the mini roundabout at the top of Mount Ambrose proceeding down the hill taking the first turning right into Redruth Highway. Continue all the way into Treskerby where you will see Trelawney Avenue on your left. Go past this and you will then pass four detached properties where there is a lane between New Dell and number 27. Proceed up this lane bearing left at the end of New Dell's boundary onto a paviour driveway where Lily-Ann will be seen straight in front of you.

### AGENTS NOTE

TENURE: Freehold.

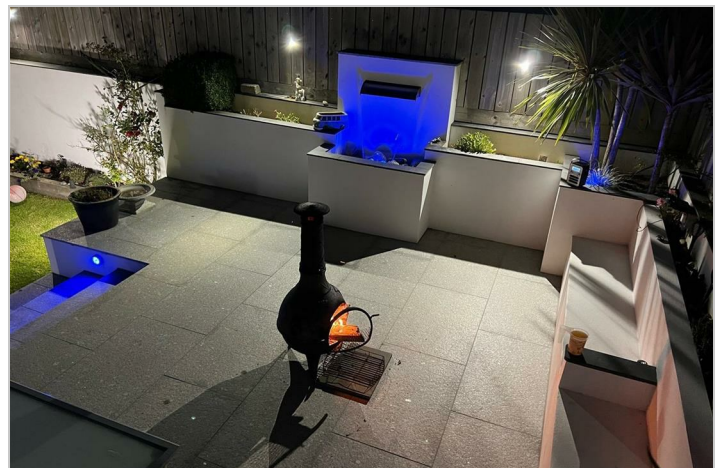
COUNCIL TAX BAND: D.

### SERVICES

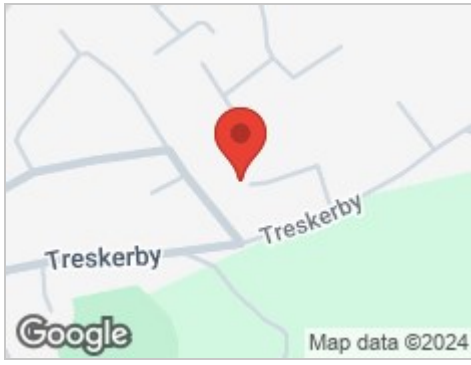
Private drainage (septic tank), mains metered water, mains electricity, mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 48 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).



## Road Map



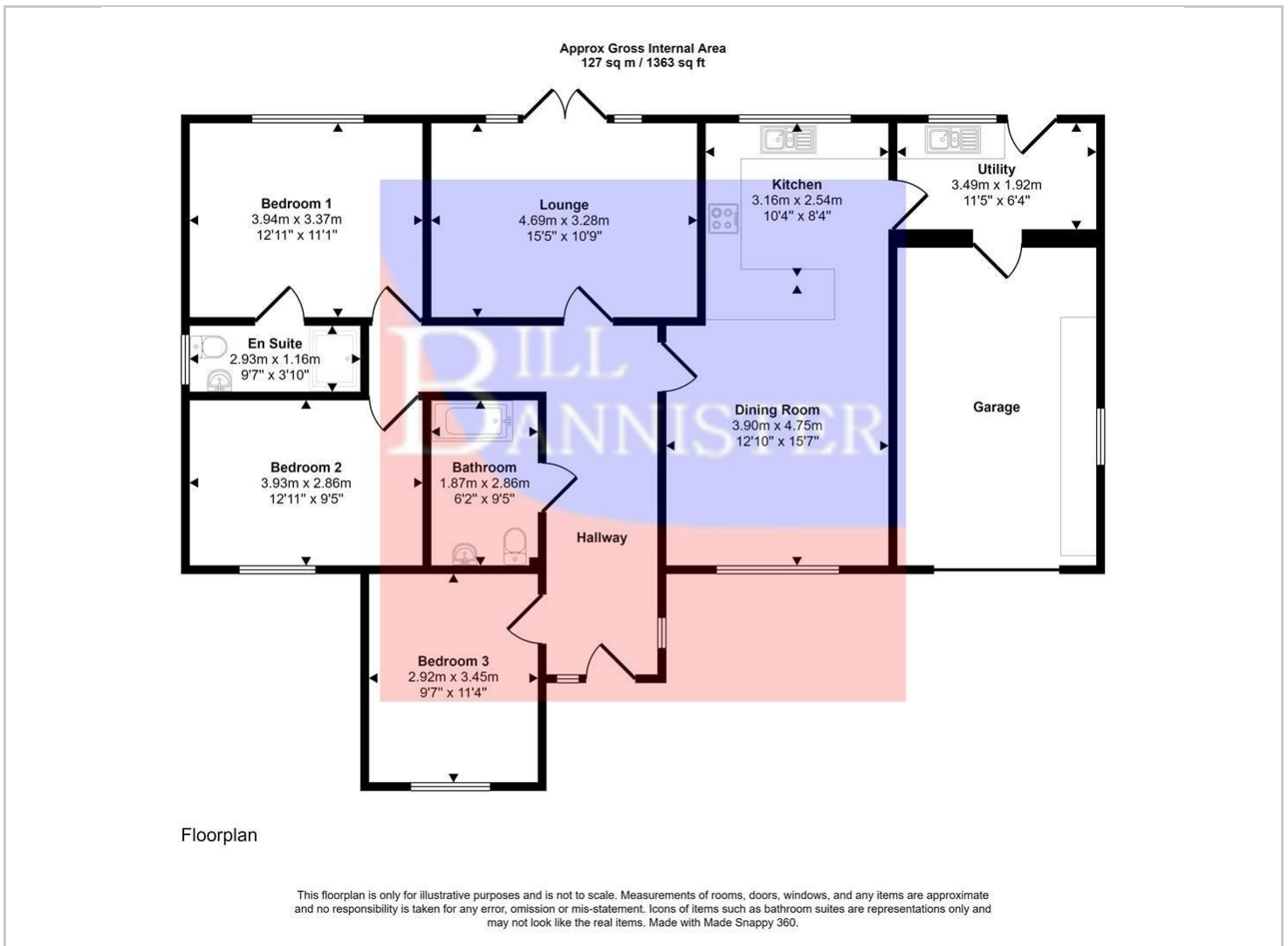
## Hybrid Map



## Terrain Map



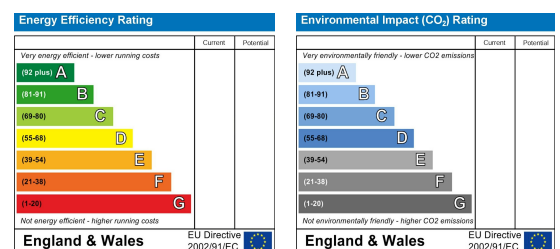
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.